



Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

DRB Project No: PR-2022-007645 Date: 04/26/2023 Agenda Item: #4 Zone Atlas Page: J-10

Legal Description: [LOT 2 TRACT S-1, UNIT 2, ATRISCO BUSINESS PARK]

Location: [LOS VOLCANES NW between GALLATIN PL NW and AIRPORT DR NW]

Application For: SD-2023-00053-PRELIMINARY/FINAL PLAT (DHO)

1. Availability Statement 221209 has been executed and provides conditions for service for a 23,700 sq ft industrial building and for the proposed subdivision.
2. Comments have been addressed.

Comment: (Provide written response explaining how comments were addressed)

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007645
7401 Los Volcanes

AGENDA ITEM NO: 4

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Justification for leaving sidewalks at 4' is not sufficient. A 6' sidewalk with a 5-6' landscape buffer is required.
2. For any future development, a Traffic Circulation Layout will be required prior to Building Permit or Site Plan for Building Permit.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: April 26, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
 Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2022-007645 Hearing Date: 04-26-2023
 Project: Lot 2-A, 2-B, & 2-C, Tract S-1, Atrisco Business Park, Unit 2 Agenda Item No: 4

<input checked="" type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has an approved Conceptual Grading & Drainage Plan (J10D027) with engineer’s stamp 02/21/2023.
- The existing detention pond needs to be in a private drainage easement **with the drainage easement notes** showing maintenance responsibility for all three lots.

DRAINAGE EASEMENT LANGUAGE FOR SUBDIVISION PLAT

Areas designated on the accompanying plat as "drainage easements" are hereby dedicated by the owner as a perpetual easement for the common use and benefit of the various lots within the subdivisions for the purpose of permitting the conveyance of storm water runoff and the constructing and maintaining of drainage facilities in accordance with standards prescribed by the City of Albuquerque. Grantor shall construct drainage facilities in the easement in accordance with standards prescribed by the City and plans and specifications approved by the City Engineer in accordance with the Drainage Report with engineer’s stamp date _____ and the Grading and Drainage Plan with engineer’s stamp date _____ which report and plans are on file in the office of the City Engineer File # _____. No fence, wall, planting, building or other obstruction may be placed or maintained in easement area without approval of the City Engineer of the City of Albuquerque. There also shall be no alteration of the grades or contours in said easement area without the approval of the City Engineer. It shall be the duty of the lot owners of this subdivision to maintain said drainage easement and facilities at their cost in accordance with standards prescribed by the City of Albuquerque. The City shall have the right to enter periodically to inspect the facilities. In the event said lot owners fail to adequately and properly maintain drainage easement and facilities, at any time following fifteen (15) days written notice to said lot owners, the City may enter upon said area, perform said maintenance, and the cost of performing said maintenance shall be paid by applicable lot owners proportionately on the basis of lot ownership. In the event lot owners fail to pay the cost of maintenance within thirty (30) days after demand for payment made by the City, the City may file a lien against all lots in the subdivision for which proportionate payment has not been made. The obligations imposed herein shall be binding upon the owner, his heirs, and assigns and shall run with all lots within this subdivision.

APPROVED DELEGATED TO: TRANS HYD WUA PRKS PLNG
 DENIED Delegated For: _____
 SIGNED: I.L. SPSP SPBP FINAL PLAT
 DEFERRED TO _____

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION

Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

The Grantor agrees to defend, indemnify, and hold harmless, the City, its officials, agents and employees from and against any and all claims, actions, suits, or proceedings of any kind brought against said parties for or on account of any matter arising from the drainage facility provided for herein or the Grantor's failure to construct, maintain, or modify said drainage facility.

- Hydrology has no objection to the Infrastructure List.
- Comment - Hydrology needs to approve the Grading & Drainage Plan prior to Building Permit.

APPROVED
 DENIED

DELEGATED TO: TRANS HYD WUA PRKS PLNG
Delegated For: _____
SIGNED: I.L. SPSD SPBP FINAL PLAT
DEFERRED TO _____

DEVELOPMENT HEARING OFFICER

Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov

DATE: 4/26/2023

AGENDA ITEM NO: 4

DHO PROJECT NUMBER:

PR-2022-007645

SD-2023-00053 – PRELIMINARY/FINAL PLAT

IDO - 2021

PROJECT NAME:

CARTESIAN SURVEYS, INC. agent for **RAY'S FLOORING SPECIALISTS INC.** requests the aforementioned action(s) for all or a portion of: **LOT 2 TRACT S-1, UNIT 2, ATRISCO BUSINESS PARK**, zoned **NR-BP**, located on **LOS VOLCANES NW** between **GALLATIN PL NW** and **AIRPORT DR NW** containing approximately 11.1793 acre(s). (J-10) [Deferred from 3/22/23]

PROPERTY OWNERS: GDCLV LLC ATTEN: GERALD LUCERO

REQUEST: TO SUBDIVIDE ONE EXISTING LOT TO CREATE 3 NEW LOTS, GRANT PUBLIC EASEMENTS AND SIDEWALK WIDTH DETERMINATION

COMMENTS:

1. Cross Parking access agreement is shown, but we need to confirm if the required parking for the existing structure is being compromised by the proposed re-plat, which would require a Shared Parking Agreement to be recorded. Submittal says Site Plan showing calculations was included, but I could not find it. Please show how remaining parking would meet existing parking requirements.
2. Code Enforcement needs to confirm if a Shared Parking Agreement needs to be recorded with the re-plat, before approving.
3. No further comments or objections.



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 4/26/23 -- **AGENDA ITEM:** #4

Project Number: PR-2022-007645

Application Number: SD-2023-00053

Project Name: 7401 Los Volcanes—Atrisco BP

Request:

Preliminary/Final Plat

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

COMMENTS:

- *Previous Sketch Plat analysis was completed in Sept. 2022. Comments were provided to applicant.*

1. Items Needing to be Completed or Corrected

- The project & application number must be added to the Plat prior to final sign-off by DFT staff, should the Plat be approved by the DHO.
- *Per Table 7.2.29 from section 7 of the DPM:*
Los Volcanes is a Major Collector. Requires a 6ft Sidewalk & 5-6ft landscape buffer.
**Please confirm compliance, or waiver request, or DHO determination request?*
- Once IL-infrastructure list is approved, the project will need to provide a financial guarantee to DRC?
- Please clarify if parking and landscaping if affected by replat?
Please confirm that parking and landscaping requirements are being met for the current site and if a shared parking agreement is a part of the new development?

**(See additional comments on next page)*

2. *Standard Comments and Items in Compliance*

- All final Plan sheets need to be sealed and signed by a design professional licensed in the State of New Mexico.
- If approved by the DHO, the AGIS office must approve the DXF file and proof of approval must be provided prior to final sign-off of the Plat.
- After DHO approval and final sign off, a recorded copy of the plat must be sent to the Planning Manager-Jay Rodenbeck.
- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity

3. *Future Development Guidance.*

- Future development must meet all applicable standards and provisions of the Atrisco Business Park plan. Where silent all development must meet standards and provisions of IDO (NR-BP) and the DPM.
**Submitted plans should demonstrate how standards are being met for any applicable previous approvals and/or current standards.*

Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use.

- ❖ **Table III – Provisions for ABC Comp Plan Centers & Corridors.**
- ❖ **4-2 Allowed Uses, table 4-2-1. *Reference Use Specific Standards any new uses and/or development. NR-BP and Atrisco Business Park.**
- ❖ **5-1 Dimension Standards for NR-BP and Atrisco Business Park. 5-1-G Exceptions and Encroachments.**
***Plans will need to show Dimensional standards detail for new development.**
- ❖ **5-3 Access & Connectivity requirements.**

- ❖ 5-5 Parking & Loading requirements, Table 5-5-1
***Plans will need to demonstrate compliance of parking requirements.**
- ❖ 5-6 Landscaping, Buffering, and Screening standards and requirements.
*** Plans will need to demonstrate compliance of landscaping requirements. Provide calculation detail. Including buffering and screening.**
- ❖ 5-7 Walls/Fences, table 5-7-1. ***Development requires separate permitting.**
- ❖ 5-8 for Outdoor Lighting requirements.
- ❖ Section 6-1, table 6-1-1 for public notice requirements.
- ❖ Platting actions per 6-6-K Subdivision of Land-Minor or 6-6-L Subdivision of Land-Major.
- ❖ Vacations per 6-6-M.
- ❖ 7-1 Development, dwelling and use definitions.



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FROM: Robert Webb/Jay Rodenbeck/Jolene Wolfley
Planning Department

DATE: 04/26/23



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

<https://www.cabq.gov/parksandrecreation>

PR-2022-007645

SD-2023-00053 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 9-28-22 (DRB)

IDO - 2021

CSI - CARTESIAN SURVEYS, INC. agent for RAY'S FLOORING SPECIALISTS INC. requests the aforementioned action(s) for all or a portion of: LOT 2 TRACT S-1, UNIT 2, ATRISCO BUSINESS PARK, zoned NR-BP, located on LOS VOLCANES NW between GALLATIN PL NW and AIRPORT DR NW containing approximately 11.1793 acre(s). (J-10) [Deferred from 3/22/23]

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Comments:

04-26-2023

No comments or objections to the requested action.

Comments provided by Whitney Phelan, Senior Planner, CABQ Parks & Recreation Department. Please contact via wphelan@cabq.gov or 505-768-5378 with questions or concerns.